

# PROPERTY FOR SALE

817 University Place / 824 Emerson St.  
Evanston, IL 60201



## EXCELLENT DEVELOPMENT OPPORTUNITY

### PROPERTY HIGHLIGHTS

- Highly visible corner site adjacent to Northwestern University campus and Downtown Evanston
- Desirable location in thriving mixed-use district with great demographics
- Drive-thru accessible with curb cuts
- Excellent frontage on three streets
- 2 block walk to CTA & Metra trains
- Steps to shopping, lodging, entertainment, dining
- Adjacent to new, fully-occupied 241-unit luxury apartment building

PRICE	\$2,700,000
LAND AREA	.40± AC / 17,334± SF
ZONING	C-1 Commercial District
FRONTAGE	137'± Benson Ave. 93'± University Pl. 66'± Emerson St.
# OF BUILDINGS	1 Byline Bank; subject to existing lease
TOTAL BUILDING SF	1,000± SF
PARKING	5 Paved Spaces

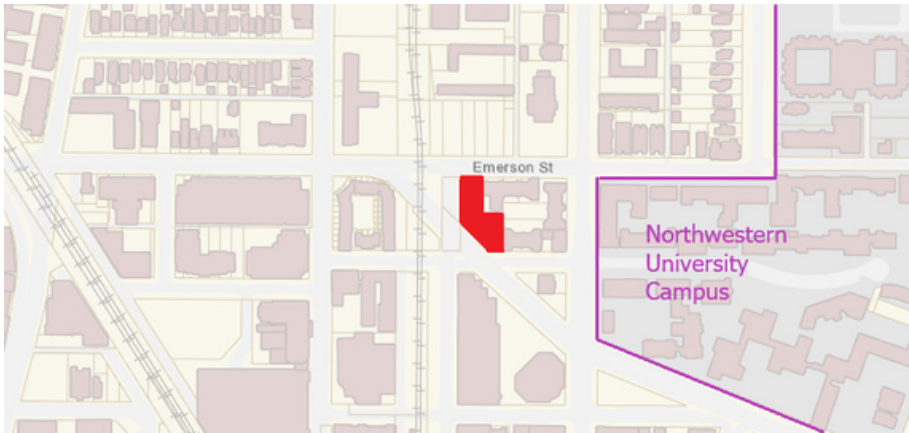
PROPERTY DESCRIPTION

On the corner of Emerson St., University Pl. and Benson Ave., this property is highly visible on the north end of busy downtown Evanston. This 17,334+- SF commercial property consists of two parcels; one with a current Drive-thru Byline Bank branch with parking, one vacant. Excellent frontage exists on all three access points with curb cuts: 137+- feet on Benson Ave., 93+- feet on University Pl., and 66+- feet on Emerson St.

Ideally located within a vibrant district, this property is surrounded by many large apartment and condo buildings, student housing, dining, shopping, hotels and entertainment. Northwestern University is steps away, plus the CTA and Metra trains are easily accessible within a 3-minute walk.

Evanston is the commercial center of the North Shore with over 15,000 downtown employees, including the world headquarters of Rotary International. Bordering Chicago on the North, downtown Evanston offers five hotels, 60 restaurants, 30 national and independent retailers and 5.8 million annual visitors. Northwestern University has a total enrollment of 21,000 and purchasing power of \$13.5 million of goods and services.

Demographics	2 Mile	5 Mile	10 Mile
Population	71,599	394,318	1,401,015
Av. Household Income	\$127,817	\$101,679	\$112,100
Households	28,584	153,302	531,355
Median Income	\$92,378	\$69,184	\$81,899



PINs: 111-811-4001-000, 111-811-4010-000

# C1-C2\*

## Commercial Districts

(Zoning Ordinance Sections 6-10-2, 6-10-3, 6-10-4  
Updated August 2022)



\*See Title 6, Chapter 10 of the Evanston Code of Ordinances for more information, definitions, additional requirements and exceptions to these regulations. A Zoning Analysis is strongly recommended for major projects prior to submitting an application for building permits.

### PURPOSE STATEMENTS

#### C1 Commercial District

Provide appropriate locations for contemporary shopping developments. Uses such as commercial strips and shopping centers, characterized by large parking areas and multiple tenants are encouraged. The C1 district will allow front yard parking, but only with appropriate boundary landscaping.

#### C1a Commercial District

Provide locations for the development of mixed-use buildings consisting of retail oriented and offices uses on the ground level and offices uses and/or residential dwellings located above as well as multi-family residential. Higher floor area ratio and building height are permitted in the C1a district to encourage this type of development.

#### C2 Commercial District

Provide suitable locations for general business and commercial activities including automobile/recreational vehicle sales and services and other similar establishments that, due to their inherent nature, may create substantial negative impacts when located close to residential areas.

### MINIMUM LOT SIZE

	C1	C1a	C2
Residential (square feet/dwelling unit)	No requirement	350	No requirement
Nonresidential	No requirement		

### MINIMUM LOT WIDTH

	C1	C1a	C2
Uses within shopping center	100 ft.	150 ft.	No requirement
Uses not incorporated within shopping center	No requirement		

### MAXIMUM BUILDING HEIGHT

	C1	C1a	C2
Feet	45	67	45

### MAXIMUM FLOOR AREA RATIO

	C1	C1a	C2
FAR	1.0	4.0	1.0

### YARD SETBACK REQUIREMENTS

Principal Structure		C1	C1a	C2
Front	All	None		5 ft.
Street Side	All	5 ft.	None	5 ft.
Interior Side, Abutting	Residential district	15 ft.		
	Nonresidential district	5 ft.	See end note <sup>1</sup>	5 ft.
Rear, Abutting	Residential District	15 ft.	10 ft.	15 ft.
	Nonresidential district	None		

### Parking Setbacks

		C1	C1a	C2
Front	All	See end note <sup>2</sup>		5 ft.
Street Side	All	5 ft.		
Interior Side, Abutting	Residential district	10 ft.		
	Nonresidential district	5 ft.		
Rear, Abutting	Residential district	10 ft.		
	Nonresidential district	None		

### SPECIAL PARKING REGULATIONS

Enclosed parking and appurtenant areas must be setback 20 feet from any front or street side lot line, except for driveways. Enclosed parking may not be visible from any abutting streets. No devices or openings for vehicle ventilation may be visible from abutting streets.

## PERMITTED, SPECIAL, AND ADMINISTRATIVE REVIEW USES

	C1	C1a	C2
Administrative review uses – Section 6-3-5-16 B	S	S	S
Animal hospital	S	S	S
Aquaponics	S	S	S
Assisted living facility		S	
Automobile and recreational vehicle sales and/or rental			P
Automotive body repair establishment			S
Automobile repair service establishment	S		P
Automobile service station	S		P
Banquet hall	S	S	S
Brew pub	P	P	P
Business or vocational school	P	P	P
Cannabis craft grower	S	S	S
Cannabis dispensary	S	S	S
Cannabis infuser	S	S	S
Cannabis transporter	S	S	S
Car wash	S		S
Caterer	P	P	P
Commercial indoor recreation	P	P	P
Commercial outdoor recreation	S	S	P
Commercial parking garage			S
Commercial parking lot			S
Commercial shopping center	P	P	P
Convenience store	S	S	S
Craft alcohol production facility	S	S	S
Cultural facility	P	P	P
Daycare center – adult and child	S	S	S
Daycare center – domestic animal	S		S
Drive-through facility <sup>3</sup>	S		S
Drive-through facility <sup>3</sup>		S	
Dwellings <sup>4</sup>		P	
Dwelling – Multiple-family		S	
Educational institution, private or public	P	P	P
Financial institution	P	P	P
Food store establishment	P	S	P
Food store establishment <sup>5</sup>		P	
Funeral services excluding on-site cremation	S	S	P
Government institution	P	P	P
Hotel	S	P	S
Independent living facility		S	
Kenel	S		S
Live-work units – per Section 6-4-13	P	P	P

	C1	C1a	C2
Long-term care facility		S	
Media broadcasting station	S	S	S
Membership organization	S	S	S
Micro-Distillery	S	S	S
Neighborhood garden	P	P	P
Office	P	P <sup>6</sup>	P
Office (at the ground floor)		AR	
Open sales lot	S	S	S
Payday loan or consumer loan establishment			S
Planned development	S	S	S
Public utility	P	P	P
Recording studio	P	S	P
Religious institution	P	P	P
Resale establishment	S	S	S
Residential care home – Category I <sup>1</sup> and Category II		S	
Restaurant – Type 1	P	P	P
Restaurant – Type 2	AR	AR	AR
Retail goods and services establishment	P	P	P
Retirement hotel		S	
Sheltered care home		S	
Tattoo and body art establishment – per Section 6-4-12	S	S	S
Trade contractor	S <sup>7</sup>		P <sup>7</sup>
Transitional shelter – per Section 6-3-5-11		S	
Urban Farm, rooftop	S	S	S
Wholesale goods establishment	S	S	P

P = Permitted Use AR = Administrative Review Use  
S = Special Use Not permitted, not eligible Special Use or Administrative Review Use

<sup>1</sup> No setback requirement for buildings less than 25 feet in height above grade; 5-foot setback required for building taller than 25 feet above grade.

<sup>2</sup> Parking and landscape setbacks subject to site plan review.

<sup>3</sup> Accessory or principle.

<sup>4</sup> Except that between Lee Street and Kedzie Street, dwellings are permitted above the ground floor only.

<sup>5</sup> With hours of operation between 6:00 a.m. and 12 midnight.

<sup>6</sup> When located above the ground floor.

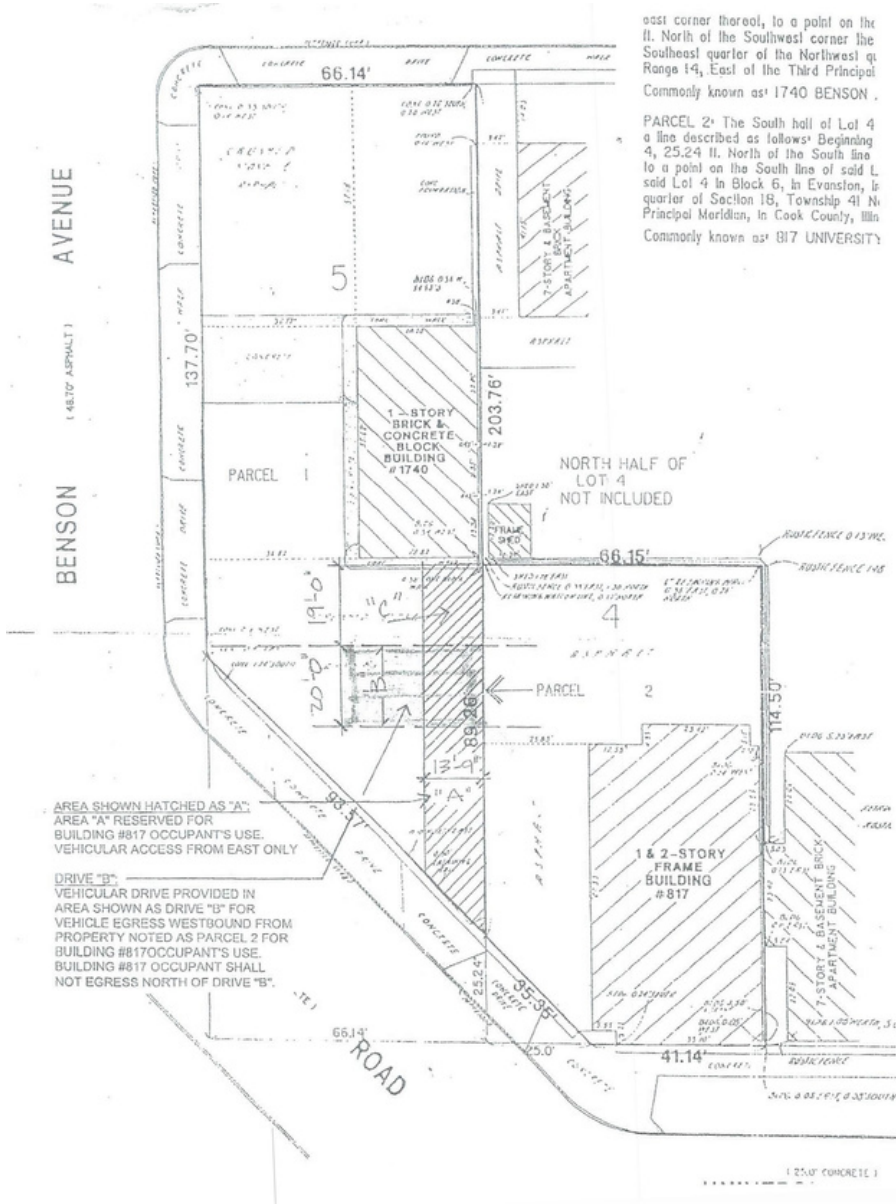
<sup>7</sup> Provided there is no outdoor storage.

<sup>8</sup> Accessory only.

Community Development Dept. – Zoning Office  
2100 Ridge Ave., Evanston, IL 60201  
E: [zoning@cityofevanston.org](mailto:zoning@cityofevanston.org)  
P: 847-448-4311  
P: 847-448-8155  
[www.cityofevanston.org/zoning](http://www.cityofevanston.org/zoning)



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East corner thereof, to a point on the N. North of the Southwest corner the Southeast quarter of the Northwest quarter of Range 14, East of the Third Principal Meridian.  
Commonly known as 1740 BENSON.

PARCEL 2: The South half of Lot 4  
a line described as follows: Beginning  
4, 25.24 ft. North of the South line  
to a point on the South line of said L.  
said Lot 4 in Block 6, in Evanston, is  
quarter of Section 18, Township 41 N.  
Principal Meridian, in Cook County, Ill.  
Commonly known as 817 UNIVERSITY

AREA SHOWN HATCHED AS "A".  
AREA "A" RESERVED FOR  
BUILDING #817 OCCUPANT'S USE.  
VEHICULAR ACCESS FROM EAST ONLY

DRIVE "B".  
VEHICULAR DRIVE PROVIDED IN  
AREA SHOWN AS DRIVE "B" FOR  
VEHICLE EGRESS WESTBOUND FROM  
PROPERTY NOTED AS PARCEL 2 FOR  
BUILDING #817 OCCUPANT'S USE.  
BUILDING #817 OCCUPANT SHALL  
NOT EGRESS NORTH OF DRIVE "B".

**JAMES R. NASH**  
**847-328-3330**  
FARNSWORTH-HILL.COM